

# PROJECT PHASES

## ARCHITECTURAL DESIGN SERVICES

### 1 PROGRAMMING AND PRELIMINARY DESIGN (5%)

Includes the following:

- Review square footage requirements and adjacencies contained in existing reports.
- Conduct in-depth interviews with building users (police, fire, court) to refine the program, adjacencies, and square footage requirements.
- Submit final program to Pleasant Grove City for review and comment.
- Provide preliminary site plan for two options:
  1. Fire station at the pipe plant with the police/courts downtown
  2. Fire station and police/courts downtown in two buildings
- Provide preliminary floor plans and elevations for both site options.
- Digital Modeling/Rendering.
- Provide cost estimates for both site options.
- Reconcile program with construction budget.

### 4 CONSTRUCTION DOCUMENTS (100%)

Includes the following:

- Complete Drawings and Specifications setting forth in detail the quality levels of materials and systems and other requirements for the Bidding and Construction of the project.

### 2 SCHEMATIC DESIGN (20%)

Includes the following:

- Site plan.
- Building Plans.
- Building Sections.
- Exterior Elevations.
- Digital Modeling/Rendering.
- Major building systems and construction materials are selected - wood, steel, masonry, concrete.
- Updated cost estimate.

### 5 BIDDING

Includes the following:

- Distributing Bidding Documents.
- Organizing and conducting a pre-bid conference for prospective bidders.
- Responding to questions from prospective bidders.
- Reviewing bids.

### 3 DESIGN DEVELOPMENT (50%)

Includes the following:

- Building Plans.
- Building Sections.
- Exterior Elevations.
- Typical Construction Details.
- Selection of Structural System.
- Selection of Mechanical System.
- Selection of Electrical System.
- Outline Specification for Major Materials and Systems.
- Updated cost estimate.

### 6 CONSTRUCTION ADMIN.

Includes the following:

- Assist the Owner in conducting pre-construction conference
- Conduct on-site evaluations of materials and installations.
- Review Contractor Pay Requests
- Respond to RFI's and proposed changes.
- Review Shop Drawings.

# ARCHITECTURAL FEES

## FEE SCHEDULE BY PHASE

Schematic Design	15% of total fee
Design Development	20% of total fee
Construction Documents	45% of total fee
Bidding	5% of total fee
Construction Administration	<u>15%</u> of total fee
	100%

## EXAMPLE FEE SCHEDULE

Architectural/Engineering Fee for Fire Station at Pipe Plant = \$ 215,936.\*

Schematic Design	15% x 215,936 = \$ 32,391.
Design Development	20% x 215,936 = \$ 43,187.
Construction Documents	45% x 215,936 = \$ 97,171.
Bidding	5% x 215,936 = \$ 10,796.
Construction Phase	<u>15%</u> x 215,936 = <u>\$ 32,391.</u>
	100% \$215,936.

Architectural/Engineering Fee for Police & Court Downtown = \$ 337,666.\*

Schematic Design	15% x 337,666 = \$ 50,650.
Design Development	20% x 337,666 = \$ 67,533.
Construction Documents	45% x 337,666 = \$151,950.
Bidding	5% x 337,666 = \$ 16,833.
Construction Phase	<u>15%</u> x 337,666 = <u>\$ 50,650.</u>
	100% \$337,666.

\* Architectural/Engineering Fee taken from Public Safety Facilities Cost Estimate Report dated 03.23.2016

## PROGRAMMING AND PRELIMINARY DESIGN FEE

Programming Scope:

- Review square footage requirements and adjacencies contained in existing reports.
- Conduct in-depth interviews with building users (police, fire, court) to refine the program, adjacencies, and square footage requirements.
- Submit final program of the fire station and final program of the police and court building to Pleasant Grove City for review and comment.

Fee \$ 4,500.

Preliminary Design Scope:

- Provide preliminary site plan for two options:
  1. Fire station at the pipe plant with the police & courts downtown
  2. Fire station and police & courts downtown in two buildings
- Provide preliminary floor plans and elevations for both site options.

Due to the two site options requested, it is anticipated that it will be necessary to design a single story fire station located at the plant site and a two story fire station located at the downtown. In addition it may be necessary to design a two story police and court building at the downtown site if the fire station is located downtown and a single story police and court building at the downtown site if the fire station is located at the pipe plant site.
- Digital Modeling/Rendering.
- Provide cost estimates for both site options.
- Reconcile program with construction budget.

Fee \$ 44,000.